

**Houston Planning Commission
Suburban Subcommittee
Summary of Recommendations**

Subcommittee	Issue	Recommendation	Status	Next Steps
Suburban				
Mixed Use Areas	The planning standards in the urban area allows for higher densities, reduced setbacks and smaller lot sizes. The suburban committee explored the urban area standards to see what rules could apply in the suburban area. Chpt. 42 allows for areas outside the 610 loop to be designated as an urban area if the area meets define criteria. To date, PD has not received an application for an urban area designation. Urban development in the suburban area needs variances in order to move forward.	Create a Mixed Use Area (MUA) designation that will foster mixed use, high density development that reduces auto dependency and create a high-quality, pedestrian-friendly transit-supportive environment.	<ul style="list-style-type: none"> ▪ Draft concept developed ▪ Draft regulatory requirements developed ▪ Call Sugarland TownCenter <ul style="list-style-type: none"> ○ Who did it ○ False Starts ○ Do over ○ Who worked on the project 	<p>Establish MUA working group to refine concept and draft ordinance</p> <p>Experts Architects Developers Management Districts</p> <p>Private Sector funds position to help 1 person on staff to assist with long term staying power</p>
Courtyards	PC has considered several projects that proposed to create more pedestrian friendly communities.	Establish working group to examine potential performance standards to encourage use of courtyards as a means of creating more pedestrian friendly communities	<p>Draft concept and performance standards developed</p> <ul style="list-style-type: none"> • How do you ensure the greenspace is 	Establishes working group to refine concept and performance standards

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	Vehicular access is taken from the rear of lots or via private alleys. The PC has allowed these projects to go forward by granting variances to Chpt. 42.		<p>maintained –Fund set aside to cover O & M</p> <ul style="list-style-type: none"> • Public Safety for Police and Fire is a concern 	
Amenities Plans	Detention ponds may be used to fulfill open space requirements when an applicant files an amenity plan. Chpt. 42 does not contain criteria for the PC to consider when reviewing and approving amenity plans.	Adopt point system for calculating the proportion of required detention that can also satisfy required compensating open space.	Draft concept developed including proposed point system	<p>PD test the concept and report back to the committee.</p> <p>Draft Guidelines</p>
Reserves	Chpt. 42 defines criteria for creating reserves but the language for restricted reserves is unclear.	Revise requirements for creating reserves and promulgate those requirements clearly in Chapter 42 Code of Ordinances	Draft reserves matrix created; modifications to reserves proposed	<ul style="list-style-type: none"> ▪ Legal Department prepares amendment to Chapter 42 ▪ P&D presents draft ordinance to PC, Council Committee and City Council for adoption